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Spridlington Road, Faldingworth



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property it must b

The Lovelle logo, featuring a stylized green house icon above the word "lovelle" in a large, white, lowercase, sans-serif font.



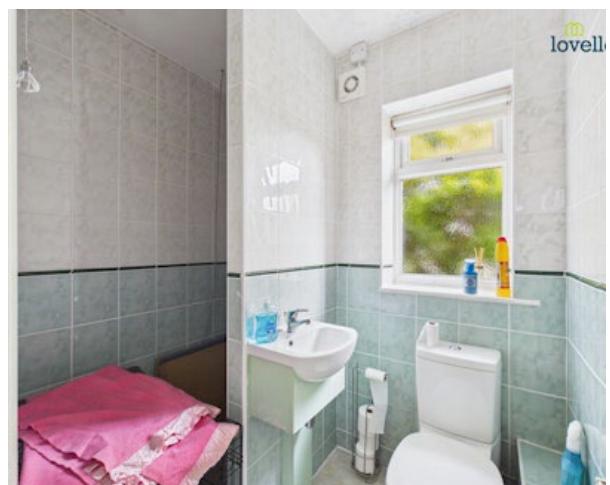
£299,995

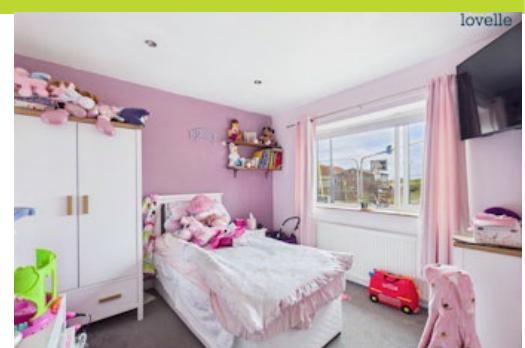


SPACIOUS DETACHED BUNGALOW WITH PARTIAL EXTENSION. This excellent bungalow offers spacious and flexible accommodation with lots of potential! Comprising lounge diner, sitting room, kitchen, pantry, utility, sun room, 3 double bedrooms and 3 bathrooms. Generous Gardens, Extensive Driveway. VIEWING ADVISED TO FULLY APPRECIATE.

#### Key Features

- Spacious Detached Bungalow
- Partially Extension Started
- Popular Village Location
- Flexible Accommodation
- Generous Gardens
- 3 Double Bedrooms, 3 Bathrooms
- Lounge Diner, Sitting Room, Kitchen
- Extensive Driveway
- EPC rating TBC
- Tenure: Freehold





## Situation

Faldingworth is a village and civil parish in the West Lindsey district of Lincolnshire, England. It is situated on the A46, and approximately 5 miles (8 km) south-west from Market Rasen. Faldingworth has a primary school serving the parishes of Faldingworth, Buslingthorpe, Newton, Freisthorpe and Snarford.

## Entrance Porch

1.73m x 0.75m (5'8" x 2'6")

uPVC front entrance door, adjoining side screen and tiled flooring

## Hallway

1.69m x 4.2m (5'6" x 13'10")

laminate flooring, roof void access, storage cupboard and cloak cupboard

## Sitting Room

4.15m x 3.8m (13'7" x 12'6")

bi-folding doors to front aspect, radiator, wood flooring and feature fireplace

## Kitchen

3.72m x 3.31m (12'2" x 10'11")

a range of fitted wall and base units, breakfast bar, space for 'Range' style cooker, sink unit, integrated dishwasher, tiled splash backs, laminate flooring and double glazed window to rear aspect

## Pantry

1.3m x 2.24m (4'4" x 7'4")

fitted wall and base units, laminate flooring and double glazed window to front aspect

## Utility

1.54m x 2.6m (5'1" x 8'6")

space and plumbing for washing machine, space for tumble dryer, space for 'American' fridge freezer and tiled flooring

## Hallway

0.93m x 4.67m (3'1" x 15'4")

laminate flooring and radiator

## Sun Room

2.47m x 4.32m (8'1" x 14'2")

uPVC French doors and laminate flooring

## Shower Room

1.54m x 2.01m (5'1" x 6'7")

3 piece suite comprising low level WC, hand wash basin, electric shower, fully tiled splash backs, tiled flooring, radiator and double glazed window to side aspect

## Lounge Diner

5.77m x 5.66m (18'11" x 18'7")

2 double glazed windows to side aspect, double glazed window to rear aspect, 2 radiators, laminate flooring and log burner

## Bedroom 1

4.07m x 3.15m (13'5" x 10'4")

double glazed window to front aspect, radiator and fitted wardrobes

## Bathroom 1

2.39m x 2.45m (7'10" x 8'0")

3 piece suite comprising low level WC, pedestal hand wash basin, panelled bath, storage cupboard, fully tiled splash backs, tiled flooring, radiator and double glazed window to side aspect

## Bedroom 2

4.08m x 3.43m (13'5" x 11'4")

double glazed window to side aspect and radiator

## Bedroom 3

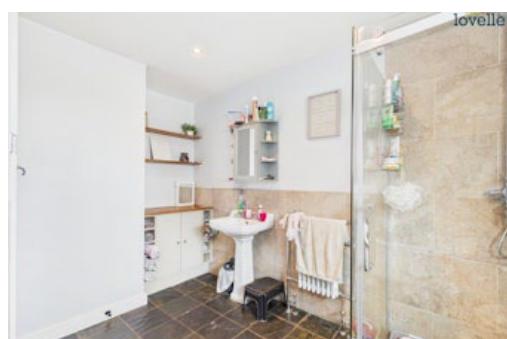
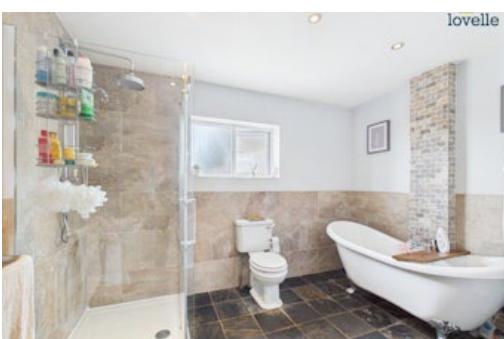
3.38m x 3.18m (11'1" x 10'5")

double glazed window to rear aspect and radiator

## Bathroom 2

3.37m x 2.31m (11'1" x 7'7")

4 piece suite comprising low level WC, pedestal hand wash basin, freestanding bath, shower cubicle, storage cupboard, tiled splash backs, tiled flooring and double glazed window to rear aspect





## Gardens

occupying a generous plot with gardens front and rear. The front garden is mostly laid to lawn with planted shrubs. The rear garden is mostly hard standing, with raised display area, section of lawn and field views to the rear.

## Driveway

extensive driveway providing ample off road parking for a number of vehicles

## Extension

The current Vendors have started and made good progress for an extension, which will change the layout of the bungalow to include a master suite comprising bedroom, dressing room and ensuite, with another room replacing a bedroom and adding a play room. Please see plans and visuals included.

## Agents Notes

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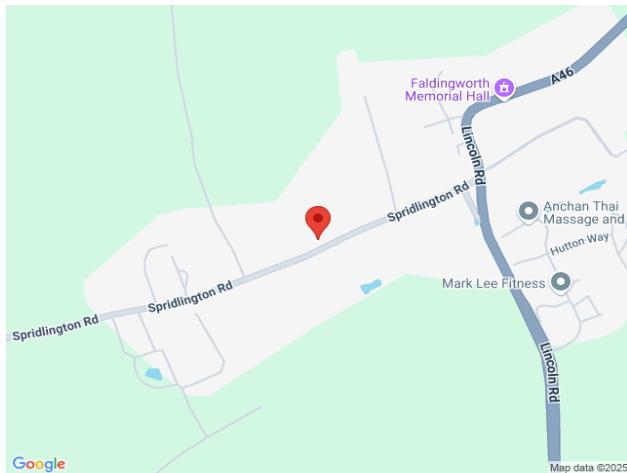


Approximate total area<sup>(1)</sup>  
1682 ft<sup>2</sup>  
156.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

ON REQUEST



When it comes to property  
it must be



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